

<b>Project 253-267 Pacific Highway, north sydney</b>	
<b>Deliverable</b>	Door knock script and FAQs
<b>Purpose</b>	Early engagement with near neighbours, particularly those located on Church Lane to inform the neighbours about the project, key messages and benefits, outline the planning process and next steps for consultation.
<b>Audience &amp; Distribution</b>	Near neighbours
<b>Prepared By</b>	Urbis Engagement
<b>Version</b>	V 10 June 2021
	Visual aids to support: Site map, renders and sections to illustrate height, map to illustrate widening of Church Lane (before and after)

## Door knock script

Hello, my name is Alisha. I am from a company called Urbis on behalf of Legacy Property to provide you information about a proposal for 253-267 Pacific Highway (located opposite the Union Hotel).

Do you have a few minutes to talk?

The proposal for 253-267 Pacific Highway is proposed to include 39 apartments, a mix of 1, 2 & 3 bedroom, offices, retail spaces for cafes and restaurants. The heritage listed Cloisters Antiques store will be restored to be a feature in the design.

The building will step down from 10 to 8 storeys to minimise overshadowing and impacts on neighbours. This is consistent with Council's *Civic Precinct Planning Study* (2020). Two levels of parking will also be provided with approximately 39 car spaces.

Do you have any questions so far?

*[For Church Lane neighbours]*

Importantly for you, the proposal includes a widening of Church Lane, this will make it easier for you to access your ~~backyard and~~ garage and backyard. The building will be set back towards Pacific Highway. Church Lane will be the access point for the basement parking with separate points for commercial and residential parking.

*[use visual aid to illustrate]*

Do you have any feedback or thoughts on the proposal so far?

To give you an overview of the planning process, Legacy Property has submitted a Planning Proposal to North Sydney Council.

North Sydney Council will review the proposal and make a recommendation. If Council agrees to proceed with the proposal to rezone land, it will be issued to Minister for Planning and Public Spaces for a Gateway Determination.

Following Gateway Determination, Council will make the Planning Proposal available to view for comment during a public exhibition period. If you think this is a good use of the site, you are welcome to provide that feedback to Council.

If you have any further feedback or comments, you can contact me on the details on the back of this fact sheet.

## Frequently asked questions

### 1. What is the proposal for?

The proposal for the redevelopment of 253-267 Pacific Highway is to provide 39 apartment, offices, cafes, restaurants and shops across 8 to 10 storeys and the restoration of the heritage listed Cloisters Antiques store. It also includes two levels of basement parking.

### 2. How many parking spaces will be provided?

Basement parking will be provided with 39 car spaces for residential and commercial tenants. Two separate access points will both be via Church Lane.

### 3. How will traffic be managed?

A traffic impact assessment has been prepared which and has estimated the proposal will generate a total increase of no more than 11 car trips during the busiest hour of the day. The surrounding traffic networks will adequately support this number of trips.

During the next stage of the planning process, a Traffic Management Plan will be developed for the construction stage to minimise impacts on residents.

### 4. Why is a Planning Proposal being submitted?

Council's *Civic Planning Precinct Study* (2020) provides guidelines and detailed development controls applying to certain land within North Sydney LGA including a building envelope plan for this site. The Study has been prepared in response to the construction of the Victoria Cross Metro Station and the significant transformation of the area.

Council has requested any future developers submit a Planning Proposal if the proposal is within this site and fulfills the objectives of this study.

This proposal is consistent with this Study, except for a slightly narrower set back between the Pacific Highway and the proposed building. The purpose of this is to reduce overshadowing on Church Lane neighbours.

### 5. How will the heritage property be protected?

The Cloisters, at 265 Pacific Highway has been designed to be adaptively reused and a feature of the design. A Conservation Management Plan will be prepared to guide decisions about the future adaptation, use and care.

### 6. How will my privacy be protected?

The internal layout has moved the lift core to the Church Lane side of the building, a blank feature wall is provided to upper levels of the eastern façade and all apartment balconies have been oriented away from Church Lane to minimise the potential for overlooking.

During the DA stage, the design will be further developed to details such as privacy screens.

### 7. Will there be any overshadowing?

The proposed redevelopment has reduced overshadowing to the Church Lane properties compared to the building envelope provided in Council's precinct study.

Any shadow largely falls on the Pacific Highway and the commercial development at 1 McLaren Street between 11am – 1pm.

From 1pm onwards, the shadow [moves quickly across](#) ~~falls on the~~ McLaren Street properties.

[From 2pm, the shadow falls on](#) ~~and~~ the rear of the Church Street residential properties, [however this already occurs with the current buildings on the site.](#)

The houses at 2 Church Street and 8A-10A Church Street have west facing courtyards, the solar analysis indicates that a minimum of 2 hours of solar access is received in mid-winter, this is compliant with legislation.

#### **8. Who is Legacy Property?**

Legacy Property is a specialist residential property developer based in Australia. Projects include the Montrose Apartments at 245 Pacific Highway North Sydney.